

# Statement of Justification

January 11, 2016

## Amendment of the Zoning Map

91 & 93 Meadowbrook Lane

Zone R-20 to DMR

### **Description of Property:**

The proposed amendment to the Town of Mansfield Zoning Map is for a 4.6 acre parcel consisting of properties known as 91 & 93 Meadowbrook Lane (Meadowbrook Gardens a/k/a Whispering Glen - Phase II) to be incorporated with the property known as 73 Meadowbrook Lane (Whispering Glen - Phase I). The subject properties presently contain two single family dwellings and a mobile home abutting Meadowbrook Lane on the north, Phase I of Whispering Glen on the east, west by wetlands associated with an existing brook running southerly from Meadowbrook Lane, Sunny Acres recreation area and southerly by the brook that ties into Conantville Brook.

The parcel is gently sloping with steeper slopes to the south end of the property towards the brook and contains a swale along the westerly side directing storm water toward the brook. Site is lightly wooded with areas of evergreen trees with sparse undergrowth down to the wetlands and brook.

### **Consistency with the sustainability principles:**

The Town of Mansfield Plan of Conservation and Development dated October 8, 2015. Some of the policy goals set forth in this document are as follows:

1. Preserve natural systems and resources - Buffers will be maintained adjacent to the existing brook to protect the existing vegetation, wildlife habitats and slopes. Development will include ground water recharge designs and low impact designs (LID).
2. Respect and value community context - Buildings will be set back 100 feet from Meadowbrook Lane and landscaped to maintain the rural character. Development of the site will promote a community neighborhood.
3. Promote resource efficiency - Through storm water management and use of public water and sewer systems this development efficiently utilizes the existing infrastructures and maintains open space around existing natural features.
4. Adapt to changing climate conditions - Through on-site storm water management recharge dry wells are placed throughout the site. Wetland soils and steep slopes have been preserved to maintain natural features.
5. Promote connectivity - Phase II is a continuation of the existing Whispering Glen project presently under construction promoting efficient circulation and preserving natural features along the wetland corridor.
6. Direct development to appropriate areas in compact and efficient patterns - With available public water and sewers this site is ideal for compact residential development and located in the East Brook Mall area of southern Mansfield. The proposed site will be an extension of Whispering Glen.

**Given the stated sustainability principles the proposed zoning change is consistent with the Town's Plan of Development:**

1. Increase the size of the existing DMR zone located to the east by 4.6 acres and bring the total acreage owned by Uniglobe Investment, LLC to 14.89 acres.
2. Public water and sewers are readily available and have adequate capacities.
3. Abutting land to the east is presently zoned DMR. Southerly and westerly properties are zoned R-20 which is consistent with proposed change to DMR.
4. The proposed project will provide buffer strips adjacent to the wetlands along with low impact designs to protect the wetland systems.
5. The proposed site is located 300 feet from an existing recreation area known as Sunny Acres.
6. The proposed high density residential use is convenient to existing retail and commercial facilities.
7. The location of the proposed high density residential use is close to services and energy efficient in terms of minimal travel time and gasoline consumption.
8. The proposed project will provide high quality residential units providing carefree living conditions (condominium association).
9. The proposed project will provide 20% of its units as Affordable Housing (18 units).